

185.A

0003

0012.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

705,800 / 705,800

USE VALUE:

705,800 / 705,800

ASSESSED:

705,800 / 705,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
292		OAKLAND AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JOSHI LALIT M	
Owner 2:	SRIDHAR MANA	
Owner 3:		

Street 1:	292 OAKLAND AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	BUSTEED HARRY W -
Owner 2:	-

Street 1:	292 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02476
---------	-------

NARRATIVE DESCRIPTION	
This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1472 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	7250	Sq. Ft.	Site	0	70.	0.88	7									446,250						446,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7250.000	258,600	900	446,300	705,800	
Total Card	0.166	258,600	900	446,300	705,800	Entered Lot Size
Total Parcel	0.166	258,600	900	446,300	705,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	479.48	/Parcel: 479.48	Land Unit Type:

Total Card / Total Parcel
705,800 / 705,800
APPRAISED:
705,800 / 705,800
USE VALUE:
705,800 / 705,800
ASSESSED:
705,800 / 705,800

User Acct	131583
GIS Ref	
GIS Ref	
Insp Date	
05/29/18	

!14411!

USER DEFINED

Prior Id # 1:	131583
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	18:57:31
LAST REV	
Date	Time
11/10/21	09:07:05
danam	
14411	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 185.A-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,600	900	7,250.	446,300	705,800		Year end	12/23/2021
2021	101	FV	249,200	900	7,250.	446,300	696,400		Year End Roll	12/10/2020
2020	101	FV	249,200	900	7,250.	446,300	696,400		Year End Roll	12/18/2019
2019	101	FV	252,600	900	7,250.	446,300	699,800		Year End Roll	1/3/2019
2018	101	FV	249,400	0	7,250.	376,100	625,500		Year End Roll	12/20/2017
2017	101	FV	249,400	0	7,250.	344,300	593,700		Year End Roll	1/3/2017
2016	101	FV	249,400	0	7,250.	293,300	542,700		Year End	1/4/2016
2015	101	FV	206,700	0	7,250.	255,000	461,700		Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
BUSTEED HARRY W	1341-24		7/20/2007		450,000
AMBROGNE JOHN R	1328-108		10/30/2006		350,000
AMBROGNE JOHN R	1237-171		10/29/2001	Family	100
AMBROGNE JOHN R	1108-187		3/31/1993		No
					No
					A

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
8/25/2021	1343	Addition	Meas/Inspect
11/29/2006	1040	Redo Kit	BS Barbara S
			197 PATRIOT
			336 PATRIOT
			MM Mary M
			MM Mary M
			BR B Rossignol
			189 PATRIOT
			276 PATRIOT
			1/13/2000 Mailer Sent
Sign:	VERIFICATION OF VISIT NOT DATA		/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	21 - Split Level			Full Bath:	1	Rating:	Good																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1959	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal	1 - Drywall			Functional:		%		Interior:		1	6	3											
Sec Int Wall:		%		Economic:		%		Additions:															
Partition:	T - Typical			Special:		%		Kitchen:															
Prim Floors:	3 - Hardwood			Override:		%		Baths:															
Sec Floors:		%		Total:	18.6	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	100.00			Heating:															
Bsmnt Gar:	1			Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	0.99989998																		
Insulation:	2 - Typical			Adj \$ / SQ:	134.987																		
Int vs Ext:	S			Other Features:	86500																		
Heat Fuel:	1 - Oil			Grade Factor:	1.00																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:		LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	317655																		
% Com Wal		% Sprinkled		Depreciation:	59084																		
				Depreciated Total:	258571																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:		Model:																					
SPEC FEATURES/YARD ITEMS				Serial #:				Parcel ID:	185.A-0003-0012.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y	1	13x21	A	AV	2006	3.62	T	10.4	101			900		900						
More: N				Total Yard Items:	900	Total Special Features:								Total:	900								